

**BY ORDER OF THE
SECRETARY OF THE AIR FORCE**

AIR FORCE POLICY DIRECTIVE 32-10

4 MARCH 2010

Civil Engineering

INSTALLATIONS AND FACILITIES



COMPLIANCE WITH THIS PUBLICATION IS MANDATORY

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This Air Force Policy Directive (AFPD) establishes policy for Air Force Installations and Facilities and implements DoD Directive (DoDD) 1225.07, *Reserve Component Facilities Program and Unit Stationing*, DoD Instruction (DoDI) 1225.8, *Programs and Procedures for Reserve Component Facilities and Unit Stationing*, DoDD 2010.5, *NATO Security Investment Program*, DoDD 4001.1, *Installation Management*, DoDI 4001.01, *Installation Support*, DoDI 4150.7, *DoD Pest Management Program*, DoDI 4165.3, *DoD Facility Classes and Construction Categories* with Change 1, DoDI 4165.56, *Relocatable Buildings*, DoDD 4270.5, *Military Construction*, DoDD 4270.34, *Host Nation Funded Construction*, and DoDI 7700.18, *Commissary Surcharge, Nonappropriated Fund (NAF), and Privately Financed Construction Reporting Procedures*. This directive applies to all AF organizational entities, including the Air Force Reserve Command (AFRC) and Air National Guard (ANG) on an Air Force Installation/Facility. Refer recommended changes and questions about this publication to the Office of Primary Responsibility (OPR) using the AF Form 847, Recommendation for Change of Publication; route AF Form 847s from the field through Major Command (MAJCOM) publications/forms managers. Ensure that all records created as a result of processes prescribed in this publication are maintained in accordance with Air Force Manual (AFMAN) 33-363, Management of Records, and disposed of in accordance with Air Force Records Information Management System (AFRIMS) Records Disposition Schedule (RDS) located at <https://www.my.af.mil/gcss-af61a/afirms/afirms/>.

SUMMARY OF CHANGES

This document has been substantially revised and must be completely reviewed. Major changes include incorporating the concept of common levels of service for civil engineering activities,

Federal Real Property Asset Management, updating office symbols, and clarifying roles and responsibilities.

1. Employ a sustainable asset management approach using common levels of service by implementing Activity Management Plans (AMPs) for built and natural assets. This approach integrates requirements to deliver installation support services needed for mission execution, provides the capability to advocate for resources, and then supports allocation of the necessary resources to provide, operate, maintain, and protect facilities, infrastructure, and installations required for effective mission support worldwide at their lowest life-cycle cost.

1.2. Provide and retain the minimum number of installations and facilities necessary to effectively support Air Force missions and people at the lowest life-cycle cost and in a sustainable way. The Air Force will inactivate or dispose of installations and facilities that are excess to requirements.

1.3. Conduct its installations and facilities activities according to applicable laws, regulations, Federal policies, international treaties, and host-nation agreements.

1.4. Determine levels of investment for installations and facilities based on the following general priorities: statutory and regulatory compliance, other legal requirements including treaties and host-nation agreements, enhanced mission capability, improved living and working conditions, and other requirements to ensure the best return on investment.

2. This directive establishes the following responsibilities and authorities:

2.1. The Assistant Secretary of the Air Force for Installations, Environment and Logistics (SAF/IE) is responsible for installation and facility policy and provides policy oversight as prescribed in Air Force Policy Directive (AFPD) 90-1, *Policy Formulation*.

2.1.1. SAF/IE directs and controls advocacy for resources and the representation of installation and facility matters with the Office of the Secretary of Defense (OSD) staff, Federal agencies, and the Congress.

2.1.2. SAF/IE oversees the acquisition and disposal of real property through the Air Force Real Property Agency, including disposal of Air Force installations required by the Base Realignment and Closure (BRAC) process.

2.2. The Air Force Civil Engineer, AF/A7C, formulates specific operational and procedural guidance to implement broad policy, advocates resources, oversees execution of installations and facilities programs, and develops and manages common levels of service in cooperation with the Under Secretary of Defense for Acquisition, Technology and Logistics, USD(AT&L). Through the Civil Engineer (CE) Governance process, AF/A7C will maintain the CE Portal to share non-directive best practices, provide information about CE-related processes, and share process improvement feedback.

2.3. The Chief of the Air Force Reserve, AF/RE, formulates specific operational and procedural guidance to implement broad policy, advocates for resources, oversees execution of installations and facilities programs, and develops and manages the life-cycle process for Air Force Reserve facilities.

2.4. The Director, Air National Guard, NGB/CF, formulates specific operational and procedural guidance to implement broad policy, advocates for resources, oversees execution

of installations and facilities programs, and develops and manages the life-cycle process for Air National Guard facilities.

2.5. The Deputy Chief of Staff for Manpower, Personnel and Services (AF/A1) through the Office of Services (AF/A1S), will advocate for resources for Non-Appropriated Fund (NAF) construction programs. AF/A7C oversees programming and execution of these programs.

2.6. Major Command (MAJCOM) and installation commanders will:

2.6.1. Develop, operate, maintain, and control the use of Air Force installations and facilities in compliance with all applicable Department of Defense (DoD) and Air Force policies and procedures.

2.6.2. Develop comprehensive asset management plans, identify facility and infrastructure lifecycle requirements, implement applicable common levels of service, assess the impact of asset condition on mission support through the use of key performance indicators, and develop and execute real property construction, sustainment, restoration, and modernization programs in compliance with this policy.

2.6.3. Conduct installations and facilities matters through a multifunctional team approach using asset management principles and common levels of service.

2.7. Civil Engineers at all levels, in support of responsible commanders:

2.7.1. Provide, operate, maintain, restore, and protect the built and natural infrastructure necessary to support the Air Force mission.

2.7.2. Maintain an accurate inventory of all Air Force-controlled real property and real property installed equipment with descriptions of current physical condition, capacity, size, and uses.

2.7.3. Implement common standards for the comprehensive planning, design, construction, operation, sustainment, restoration, and modernization of real property facilities to sustain their value to the Air Force, consistent with Air Force policies.

2.7.4. Find and employ ways to gain the greatest value from manpower and dollar resources used in constructing, operating, and maintaining real property facilities.

2.7.5. Analyze and recommend changes in facilities use to improve the value of existing facilities to Air Force missions.

2.7.6. Reduce the life-cycle costs of facilities by making full costs of products and services visible to customers, by establishing a baseline and tracking costs of individual facilities, and by making continuous measurable improvements to facility management.

2.7.7. Deliver services and products normally associated with facility management and operations to include property transactions; construction, sustainment, restoration, and modernization; and support of real property installed or similar equipment. These also include execution of readiness, environmental, housing, fire and emergency services, emergency management, and explosive ordnance disposal responsibilities outlined in other AFPDs.

3. See Attachment 1 for a glossary of references and supporting information.

4. See Attachment 2 for measures used to assess compliance with this policy.

MICHAEL B. DONLEY
Secretary of the Air Force

Attachment 1**GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION*****References***

DoDD 1225.07, *Reserve Component Facilities Program and Unit Stationing*, June 6, 2001

DoDI 1225.8, *Programs and Procedures for Reserve Component Facilities and Unit Stationing*, September 6, 2001

DoDD 2010.5, *NATO Security Investment Program*, December 13, 2004

DoDD 4001.1, *Installation Management*, September 4, 1986

DoDI 4001.01, *Installation Support*, January 10, 2008

DoDI 4150.7, *DoD Pest Management Program*, May 29, 2008

DoDI 4165.3, *DoD Facility Classes and Construction Categories*, October, 24 1978, with Change 1

DoDI 4165.56, *Relocatable Buildings*, April 13, 1988

DoDD 4270.5, *Military Construction*, February 12, 2005

DoDD 4270.34, *Host Nation Funded Construction*, January 12, 2005

DoDI 7700.18, *Commissary Surcharge, Nonappropriated Fund (NAF), and Privately Financed Construction Reporting Procedures*, December 15, 2004

AFPD 10-2, *Readiness* October 30, 2006

AFPD 10-5, *Basing*, November 26, 1993

AFPD 10-10, *Joint Use of Military and Civilian Flying Facilities*, October 25, 2007

AFPD 16-4, *Accounting of Units, Installations, and Aerospace Vehicles*, September 7, 1993

AFPD 32-20, *Fire Emergency Services*, August 5, 2003

AFPD 32-30, *Explosive Ordnance Disposal*, May 8, 2006

AFPD 32-40, *Disaster Preparedness*, May 1, 1997

AFPD 32-60, *Housing*, September 16, 2005

AFPD 32-70, *Environmental Quality*, July 20, 1994

AFPD 32-90, *Real Property Asset Management*, August 6, 2007

AFPD 65-6, *Budget*, May 1, 1998

AFPD 90-1, *Policy Formulation*, August 1, 2003

AFPD 90-17, *Energy Management*, July 16, 2009

Abbreviations and Acronyms

AFPD—Air Force Policy Directive

AFRC—Air Force Reserve Command

AMP—Activity Management Plan

ANG—Air National Guard

BRAC—Base Realignment and Closure

DoD—Department of Defense

DoDD—Department of Defense Directive

DoDI—Department of Defense Instruction

MAJCOM—Major Command

NAF—Non-Appropriated Fund

NGB—National Guard Bureau

OSD—Office of the Secretary of Defense

Attachment 2

MEASURING AND DISPLAYING COMPLIANCE WITH POLICY

A2.1. Approved Key Performance Measures, Common Levels of Service, and non-directive process playbooks will be published on the CE Portal: <https://cs.eis.af.mil/a7cportal/Pages/default.aspx> (remember to log in using your e-mail certificate)